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USDRIP Stakeholders Meeting Minutes

Thursday, January 17, 2008

1. Attendees:

Carl Stiehl, Joe Farace, Devon Muto, Maryanne Vancio, Sean O'Neil, Hugo Mora, Kaye Hobson, John Thomas, Lynne Baker, Kevin Hale, Jim Bates, George Tockstein, Steve Halfaker, Frank Hilliker, Bruce Robertson and Rick Smith.

2. Updates

- Affordable Housing Project on Woodside – Jim Bates presented an affordable housing project proposal on the property currently owned by the City of San Diego between the 67 and Woodside. The applicants would like to propose a multi-family development in this location. Target appears to be 20% affordable housing units and the remainder at market price.
- Lakeside Fire Station – Mark Baker stated that they have an architect on board now to start a space needs analysis for the district. The Fire District's idea is that they will over build their space needs with hopes of renting or leasing space within the development for others in USDRIP. As the Fire District's needs increase they will move into these areas.
- Parks – Sean O'Neil from the Parks Department made a presentation showing the trails and ball fields in USDRIP. The ball fields are currently under construction with completion expected in early 2009. The trails are also currently being developed and will have additional improvements over time from adjacent property owners and the Lakeside River Park.
- List of Projects in USDRIP (past and present) – Carl Stiehl presented this list compiled by County Staff of all the Discretionary Projects in USDRIP since 1989. Many projects have been Approved and many have been Withdrawn. County Staff will now be looking specifically at each project's conditions of approval list to determine what projects in USDRIP have been completed and what still need to be completed.
- USDRIP Project Expediting – Carl Stiehl presented a general overview of the Protocols of the Project Expediting and how projects will be Flagged with an USDRIP Expedite sheet. Additionally, DPW will soon begin implementing a program to pay the local TIF on USDRIP projects.

- Bond Issuance – Devon Muto gave an update on the situation with the Bond Issuance for USDRIP. In order to start the process of issuing bonds, the projects that will be funded must be identified and their timing must also be appropriate. Once the bond is issued it will be necessary to spend it within three years. Mark Baker stated that the site for the fire station should be identified by the end of this fiscal year or if not the end of this calendar year. Devon Muto also indicated that the County would begin a Request for Qualifications process to contract with an as needed redevelopment consultant to assist with the bond issuance. That qualifications would be expanded to include other services that the Redevelopment Agency may need. Several stakeholders expressed interest in using the redevelopment consultant to assist in identifying the projects that would best serve the Agency.
3. Identification/prioritization of other Redevelopment Agency Projects and Strategic Planning Session at the next meeting – Carl Stiehl distributed the list of projects from the Redevelopment Plan. County Staff will be reviewing these projects to determine which have been completed and which have yet to be completed. At the next meeting we will have a Strategic Planning Session to determine which of the projects that have not yet been completed need to be completed on a priority basis as compared to other projects.
 4. Other – Frank Hilliker mentioned that there is a Lakeside Expo on January 26th at the Lakesidee Rodeo grounds and invited County Staff to attend and set up a table for USDRIP if possible.
 5. Next Meeting – Thursday, February 21